

**AIRPORT EAST**  
**At the STOCKTON METRO AIRPORT (San Joaquin County)**  
**JOB OPPORTUNITY ZONE PROPOSAL SUMMARY**

Proposer

County of San Joaquin

Private Sector Partner

Jones Lang LaSalle developers and Orix Real Estate Equities

Zone Characteristics

This employment zone proposal covers 448 acres in unincorporated San Joaquin County. It is located northeast of the Stockton Metropolitan Airport and in the southwest quadrant of the Arch Road/Route 99 interchange. It is currently publicly owned - vacant land that is leased for agricultural uses. The area lies within the Stockton/San Joaquin Enterprise Zone and Foreign Trade Zone #231. The State has authorized the County to issue manufacturing tax rebates when entering agreements with individual manufactures that will revitalize property, including Airport East developers. The Board of Supervisors adopted a Special Purpose Plan for the Airport property on October 31, 2000 establishing development standards and design guidelines commensurate with high quality business parks and corporate campuses. The County has selected Jones Lang LaSalle and Orix Real Estate Equities to be master developers of the property. A development agreement with the firms is in the last stages of negotiation. The firms have a successful track record of developing similar properties, such as the area around O'Hare International Airport, Union Station in Washington D.C., and the Port of Oakland.

Existing Jobs/Housing Imbalance

As of January 1, 2001, San Joaquin County's jobs-to-employed residents ratio was 0.85. This ratio indicates that the County has a "surplus" of housing and is a net provider of housing to the larger region. The total growth in employed residents during the 1990s was 54,400, representing an average annual growth rate of 2.3%. The total job growth during this period was 31,700, or a 1.4% annual growth rate.

Development Proposal

The zoning designation for the Airport property is Airport Mixed Use. The County sees the property developing as:

- Airport related uses, such as air cargo.
- Retail/Highway Commercial
- Corporate Campus
- Research & Development / Industrial / Office

The property has all land-use entitlements and environmental clearances for these uses.

Incentives Requested.

The property's main challenge is attracting development with higher densities and higher construction values than the majority of current development in the Arch-Airport corridor. It

also seeks to attract catalyst projects, such as air cargo facilities, which require competitive land pricing. Designation as an opportunity zone would help leverage financing incentives to support the construction of infrastructure, thus making land prices more competitive, ultimately attracting private capital for commercial and industrial projects.

#### Performance Measurements

Within a five-year period after designation as an opportunity zone, the County foresees Airport East property employing as many as 2,500 persons.